TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director /

(954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Quasi Judicial Hearing: Rezoning Application, ZB 12-2-05/06-

22/Brierwood Estates/ 1385 SW 131st Terrace

AFFECTED DISTRICT: District 3

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: REZONING - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-2-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO R-5, LOW MEDIUM DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZB 12-2-05, Brierwood Estates, 1385 SW 131 Terrace) (tabled from May 7, 2008)

REPORT IN BRIEF: The subject site is located at the northwest corner of Southwest 14th Street and Southwest 130th Avenue. The site consists of two parcels. The parcel to the south known as Lorson Estates was rezoned to R-5, Low Medium Density Dwelling District in 2006. The petitioner is requesting approval to rezone the north parcel of the subject property from A-1, Agricultural District to R-5, Low Medium Density Dwelling District, making the zoning uniform through the site to allow a 38-units residential development on both parcels. The rezoning will also provide consistency with the existing Land Use designation of Residential 5 DU/AC.

PREVIOUS ACTIONS: At the April 16, 2008 Town Council meeting, this application was tabled to the May 7, 2008 meeting. (**Motion carried 5-0**)

At the May 7, 2008 Town Council meeting, this item was tabled to the May 21, 2008 Town Council meeting. (**Motion carried 5-0**)

At the May 21, 2008 Council meeting this item was approved on 1st Reading subject to the staff and Site Plan Committee recommendations, extending the buffer on the south side of 14th Street (a total of 1,200 feet), a wildlife survey, and review by the Town Arborist. (Motion carried 3-1, with Vice mayor Caletka dissenting, and Councilmember Crowley absent).

CONCURRENCES: At the April 9, 2008 Planning & Zoning meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve subject to the deed restriction that there would not be more density than 2.8 units per acre and that there would be additional buffering. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – no; Mr. Pignato – absent; Ms. Turin – yes. (**Motion carried 3-1**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Attachment(s): Ordinance, Planning Report

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 12-2-05, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO R-5, LOW MEDIUM DENSITY DWELLING DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** A-1, Agricultural District **TO:** R-5, Low Medium Density Dwelling District; and

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

<u>SECTION 1.</u> That the property herein after described be and the same is hereby rezoned and changed from A-1, Agricultural District to R-5, Low Medium Density Dwelling District;

a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as R-5, Low Medium Density Dwelling District.

<u>SECTION 3.</u> All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _______, 2008.

PASSED ON SECOND READING THIS _____ DAY OF _______,

2008.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _______, 2008.

Exhibit "A"

Application: ZB 12-2-05/Brierwood Estates

Original Report Date: 3/14/2008 Revision(s): 4/1/2008,

4/10/08, 4/9/08

TOWN OF DAVIE

Development Services Department Planning & Zoning Division Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Deerwood Estates, Inc/ Carmen Lunnetta

Address: 1441 Interchange Circle South City: Miramar, Florida 33025

Phone: (954) 889-0421

Background Information

Date of Notification: March 19, 2008 **Number of**

Notifications: 231

Petitioner's Request: Rezone the subject site **FROM:** A-1, Agricultural District

TO: R-5, Low Medium Density Dwelling District

Address: 1385 SW 131st Terrace

Location: Generally located on the northwest corner of SW 130th

Avenue and Southwest 14th Street.

Future Land

Use Plan Map: Residential 5 DU/Acre

Existing Zoning(s): A-1, Agricultural District and R-5, Low Medium Density

Dwelling

Proposed Zoning(s): R-5, Low Medium Density Dwelling

Existing Use(s): Residential single-family

Parcel Size: 13.24 net acres (576,734 sq. ft.)

Proposed Use(s): 38 single-family homes

Proposed Density: 2.8 DU/acre

Surrounding Land

Surrounding	Use(s):	<u>U</u>	Jse	Plan	Map
		Designation(s):	_		
North:	Residential / Elementary School	R	Reside	ential	5
DU/Acre					
South:	Residential Development	R	Reside	ential	1
DU/Acre					
East:	Residential Development	R	Reside	ential	3
DU/Acre					
West:	Elementary School	R	Reside	ential	5
DU/Acre					

Surrounding Zoning(s):

North: CF, Community Facility/ A-1, Agricultural District

South: R-1, Low Density Dwelling District

East: PRD-5, Planned Residential Development

West: CF, Community Facility

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation classification was in place at the time of annexation.

Previous requests on same property:

On May 3, 2006 Town Council approved rezoning Application (ZB 8-2-04 Lorson Estates) to Rezone the approximately 4.37 acre subject site from A-1, Agricultural District to R-5, Low Medium Density Dwelling District for the south portion of the subject property.

On May 3, 2006 Town Council approved Plat Application (P 8-3-04 Lorson Estates), this plat application is for eleven (11) lot specific parcels for the south portion of the subject property.

On May 3, 2006 Town Council approved Site Plan application (SP 8-12-04 Lorson Estates), site plan approval for an eleven (11) single-family home development.

Concurrent Request(s) on same property:

Master Site Plan Application (MSP 12-8-05), this request is for site plan approval for a residential project consisting of 38 single family dwellings.

Plat Application (P 2-2-06), requesting approval of the plat known as "Brierwood Estates".

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-305), Rezonings, Special Permits, Variances, and Vacations or Abandonments of Rights-of-Way, the purpose of this division is to guide the processing and granting of rezonings, special permits, variances and vacations or abandonments of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code (Section 12-24 (I)(4)), the R-5, Low Medium Density Dwelling District is intended to implement the five (5) dwelling units per acre residential classification of the Town of Davie Future land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low-medium density single-family dwelling district.

Land Development Code (Section 12-81A), Conventional Single-Family Development Standards for R-5, Low Medium Density Dwelling District, minimum lot area 7,000 sq. ft., minimum lot frontage 75 feet, maximum height is 35 feet, maximum building ratio is 40%, minimum front setback 25 feet, side setback 10 feet, and rear setback 15 feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 3. This Planning Area is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land *Use Plan, Policy 5-2*: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

In addition, the Interlocal Agreement between the School Board and the Municipalities requires, as part of the development review process, to provide a copy of rezoning applications that could increase residential density to the superintendent. As such, the Planning and Zoning Division has provided copy of this rezoning application. Any comments by the School Board will be provided at the time received.

Application Details

The subject site is located at the northwest corner of Southwest 14th Street and Southwest 130th Avenue. The site consists of two parcels. The parcel to the south known as Lorson Estates was rezoned to R-5, Low Medium Density Dwelling District in 2006. The petitioner is requesting approval to rezone the north parcel of the subject property from A-1, Agricultural District to R-5, Low Medium Density Dwelling District, making the zoning uniform through the site to allow a 38-units residential development on both parcels. The rezoning will also provide consistency with the existing Land Use designation of Residential 5 DU/AC.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at Flamingo Elementary School on March 3, 2006 and March 10, 2006. In addition, the petitioner conducted an additional meeting after the purchase of the south parcel known as "Lorson Estates" on December 17, 2007 at Flamingo Elementary School. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning applications:

(a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Comprehensive Plan allows parcels within the Future Land Use Plan Map designation of Residential 5 DU/Acre to be rezoned to the R-5, Low Medium Density Dwelling District.

(b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

Rezoning the parcel from A-1, Agricultural District to R-5, Low Medium Density Dwelling District will be consistent with abutting residential zoning. This proposed rezoning would also be compatible with CF, Community Facility, to the north and west.

(c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

The existing A-1, Agricultural District zoning designation is inconsistent with the Future Land Use designation of Residential 5 DU/acre. The change to R-5, Low Medium Density Dwelling District would be logical and consistent with the Comprehensive Plan.

(d) The proposed change will adversely affect living conditions in the neighborhood;

Rezoning the parcel from A-1, Agricultural District to R-5, Low Medium Density Dwelling District is not expected to adversely affect living conditions in the neighborhood; to the contrary, it will maintain the stability of the surrounding residential developments.

(e) The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

Rezoning the parcel from A-1, Agricultural District to R-5, Low Medium Density Dwelling District will not generate more traffic than anticipated by the Future Land Use designation.

(f) The proposed change will adversely affect other property values;

The proposed single-family residential development is consistent with adjacent residential uses, and is not expected to have a negative impact on the value of the adjacent properties.

(g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;

Rezoning the subject site will not deter improvements to the surrounding developed properties since all properties are required to meet existing Land Development Code.

(h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Rezoning the subject site does not give the owner a unique benefit that harms the welfare of the general public.

(i) There are substantial reasons why the property cannot be used in accord with existing zoning.

The subject parcel must be rezoned to be consistent with the current Future Land Use designation of Residential 5 DU/acre.

(j) The proposed rezoning is the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The subject site's Future Land Use Plan Map designation is Residential 5 DU/Acre. The proposed residential development is consistent with the underlying Land Use classification. The proposed development will enhance the Town's tax base.

Staff finds that the rezoning request complies with the general purpose of the proposed R-5, Low Medium Density Dwelling District. The rezoning request is in conformance with all applicable Codes and Ordinances and is consistent with the other surrounding zoning districts. Furthermore, the rezoning request can be considered compatible with surrounding uses.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the April 9, 2008 Planning & Zoning meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve subject to the deed restriction that there would not be more density than 2.8 units per acre and that there would be additional buffering. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – no; Mr. Pignato – absent; Ms. Turin – yes. (Motion carried 3-1)

Town Council Action

At the April 16, 2008 Town Council meeting, this application was tabled to the May 7, 2008 meeting. (Motion carried 5-0)

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Exhibits

- 1. Justification Letter
- 1. Mail-out Map
- 2. Mail-out

Prepared by:

- 3. Public Participation Notice
- 4. Public Participation Sign-in Sheet
- 5. Public Participation Summaries
- 6. Future Land Use Plan Map
- 7. Aerial, Zoning, and Subject Site Map

Reviewed by:															
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File Location: P&Z\Development Applications\Applications\ZB Rezoning\ZB 05\ZB 12-1-05 Royal Davie



HSQ GROUP, INC.

Consulting Engineers • Planners • Transportation

14000 Military Trail, Suite 103 Delray Beach, Florida 33484 (561) 637-0955 Phone • (561) 637-4731 Fax

December 21, 2005

Mr. David Abramson TOWN OF DAVIE Planning & Zoning Division 6591 Orange Drive Davie, Florida 33314-3399

Re: BRIERWOOD ESTATES

HSQ Project Number: 0511-73 (Rezoning Justification Letter)

Dear Mr. Abramson:

Pursuant to the Town of Davie review criteria of Section 12-307 of the land development code, the following is the justification for the rezoning of this property:

- 1. The property is currently zoned A-1. The owner is proposing to rezone the property to R-5.
- 2. The proposed change in zoning is not contrary to the adopted comprehensive plan.
- The proposed change in zoning will not create an isolated zoning district, unrelated and incompatible with adjacent and nearby districts.
- The proposed change in zoning will not adversely affect living conditions within the adjacent neighborhood.
- The proposed change in zoning will not adversely affect other property valves within the adjacent neighborhood.
- 6. The proposed change in zoning will not be a deterrent to the improvement or development of the other adjacent properties.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

HSQ GROUP, INC.

Antonio Quevedo, P.E

cc: Carmen Lunnetta, Deerwood Estates, Inc.

Planning & Zoning

Exhibit 2 (Mail-out Map)

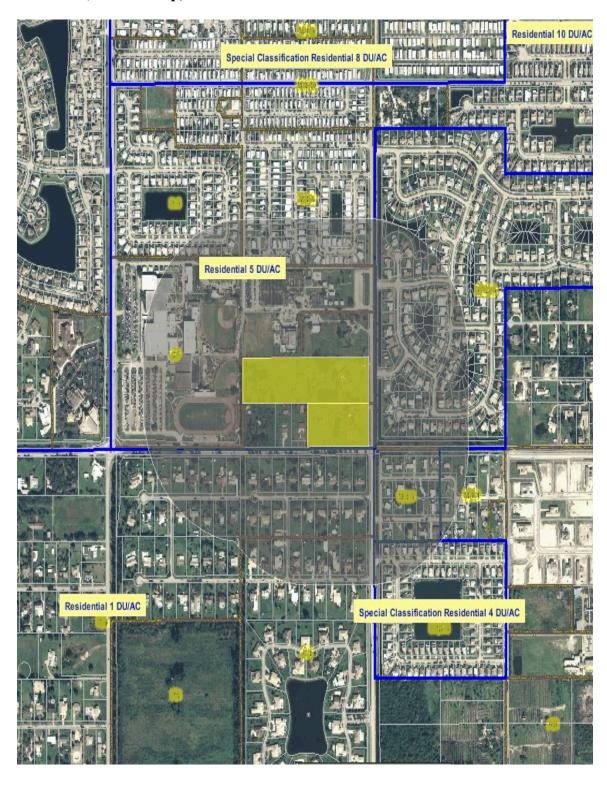


Exhibit 3 (Mail-out)

ZB 12-2-05 / PALESTRANT, ROBERT E & C B 13151 SW 16 CT DAVIE FL 33325 ZB 12-2-05 PAULSEN, NEIL EUGENE 12920 SW 15 ST DAVIE FL 33325-5815 ZB 12-2-05 PERRY, CLIFTON H SR 1111 SW 128TH DR DAVIE FL 33325-5570 ZB 12-2-05 POLITO, PAUL J 1275 SW 130 AVE

ZB 12-2-05. PROCTOR, JOHN M & BARBARA 12821 SW 13TH MNR DAVIE FL 33325-5546

ZB 12-2-05 RICHARD, JOSEPH R 12820 SW 10TH MNR DAVIE FL 33325-5511

DAVIE FL 33325

ZB 12-2-05/ ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05. ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 PALMER, JAMES W & LINDA S 12911 SW 13TH MNR DAVIE FL 33325-5548

ZB 12-2-05 / PEIFFER, CHARLES ALBERT & DONNA 12741 SW 12TH CT DAVIE FL 33325-5536

ZB 12-2-05 PERRY, CLIFTON H SR 1111 SW 128TH DR DAVIE FL 33325-5570

ZB 12-2-05 POWELL, PAMELA J 1/2 INT EA 12831 SW 13 MNR DAVIE FL 33325-5546

ZB 12-2-05 RANCH DEVELOPERS LLC 1251 SW 130 AVE DAVIE FL 33325-4301

ZB 12-2-05 ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05; ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

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ZB 12-2-05 ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 PALMER, JAMES W & LINDA S 12911 SW 13TH MNR DAVIE FL 33325-5548

ZB 12-2-05 / PENTA, PATRICIA 13400 SW 10 PL DAVIE FL 33325-1603

ZB 12-2-05 PETER, GEORGE & YVES-ROSE 13210 SW 14 PL DAVIE FL 33325

ZB 12-2-05. POWELL, PAMELA J 1/2 INT EA 12831 SW 13 MNR DAVIE FL 33325-5546

ZB 12-2-05, REARDON, SEAN P & CHRISTINE S 1020 SW 133RD TER DAVIE FL 33325-1615

ZB 12-2-05 ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 / ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 / ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 / ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 / ROWARS, CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195

ZB 12-2-05 MAHAR,JUDY E 1/2 INT 12870 SW 11 PL DAVIE FL 33325-5531

ZB 12-2-05 MANGIERI,JEFFREY & LOUANN 1120 SW 128 DR DAVIE FL 33325-5569

ZB 12-2-05 MC DONALD, JOHN J JR 12721 SW 13 MNR DAVIE FL 33325-5544

ZB 12-2-05 . MC LAUGHLIN,JOSEPH S & SHERI M 1310 SW 129TH WAY DAVIE FL 33325-5583

ZB 12-2-05, MCCUSKER-REUSS,KIMBERLY 12901 SW 13TH MNR DAVIE FL 33325-5548

ZB 12-2-05 / MORGAN,DENNIS 1/2 INT EA 1110 SW 129 WAY DAVIE FL 33325-5579

ZB 12-2-05 / MUCCIO,ROBERT S 1/2 INT 13501 SW 14 PL DAVIE FL 33325-5728

ZB 12-2-05 / NELSON,TIMOTHY J & BARBARA E 12810 SW 10TH MNR DAVIE FL 33325-5511

ZB 12-2-05 / NICHOLS,OKEY & MARJORIE 1320 SW 128 DR DAVIE FL 33325-5573

ZB 12-2-05 OLAFSON,DAVID & ELIZABETH 13301 SW 16 CT DAVIE FL 33325-5712 ZB 12-2-05 MAHAR,JUDY E 1/2 INT 12870 SW 11 PL DAVIE FL 33325-5531

ZB 12-2-05 MANKOWSKI,ANN M 13300 SW 10TH PL DAVIE FL 33325-1602

ZB 12-2-05 MC DONALD, JOHN J JR 12721 SW 13 MNR DAVIE FL 33325-5544

ZB 12-2-05 MC LAUGHLIN,IOSEPH S & SHERI M 1310 SW 129TH WAY DAVIE FL 33325-5583

ZB 12-2-05. MCGOWAN,EILEEN LE 12900 SW 14 CT DAVIE FL 33325

ZB 12-2-05 / MORGAN,DENNIS 1/2 INT EA 1110 SW 129 WAY DAVIE FL 33325-5579

ZB 12-2-05, MULLER,CHARLES & CAROL 12810 SW 13TH MNR DAVIE FL 33325-5545

ZB 12-2-05 / NELSON,TIMOTHY J & BARBARA E 12810 SW 10TH MNR DAVIE FL 33325-5511

ZB 12-2-05 / O'NEILL,ALYCE A 12851 SW 11 PL DAVIE FL 33325-5532

ZB 12-2-05 / OSBORN,HAROLD E III & KATHY A 1301 SW 129TH WAY DAVIE FL 33325-5584 ZB 12-2-05 MANGANO,MICHAEL F & JOANNE 1400 SW 130TH AVE DAVIE FL 33325-5801

ZB 12-2-05 MARTIN,JAY & KATHLEEN 13291 SW 16 CT DAVIE FL 33325-5740

ZB 12-2-05 MC GOWAN,EILEEN LE 12900 SW 14 CT DAVIE FL 33325

ZB 12-2-05 . MCCUSKER-REUSS,KIMBERLY 12901 SW 13TH MNR DAVIE FL 33325-5548

ZB 12-2-05 / MEADOR,WILLIAM G & DIANA C 12740 SW 13TH MNR DAVIE FL 33325-5543

ZB 12-2-05 / MOSER,ANTHONY J & JOYCE J 1081 SW 129TH WAY DAVIE FL 33325-5578

ZB 12-2-05 / NAVARRETE,RAUL & KAREN 13430 SW 10 PL DAVIE FL 33325

ZB 12-2-05 NICHOLS,OKEY & MARJORIE 1320 SW 128 DR DAVIE FL 33325-5573

ZB 12-2-05 O'NEILL,ALYCE A 12851 SW 11 PL DAVIE FL 33325-5532

ZB 12-2-05 OSBORN,HAROLD E III & KATHY A 1301 SW 129TH WAY DAVIE FL 33325-5584 ZB 12-2-05 JIMRUSTI,PHILLIP R 12730 SW 12TH CT DAVIE FL 33325-5535

ZB 12-2-05 JONES,CHRISTOPHER & 1111 SW 129 WAY DAVIE FL 33325-5580

ZB 12-2-05 / KHAN,NASEEB & 1101 SW 129 WAY DAVIE FL 33324

ZB 12-2-05 , KRIMINGER,R M & JENNIFER R 1131 SW 128 DR DAVIE FL 33325-5570

ZB 12-2-05 / LACEY,BARBARA L 12990 SW 13TH ST DAVIE FL 33325-5541

ZB 12-2-05 / LEE,FRANK 1/2 INT 1031 SW 133 TER DAVIE FL 33325-1616

ZB 12-2-05 / LETENDRE,DONALD K & ELIZABETH R 1310 SW 128TH DR DAVIE FL 33325-5573

ZB 12-2-05 , LUCKETT,DALE 1450 SW 130 AVE DAVIE FL 33325-5801

ZB 12-2-05 . LUDWIG,RICHARD J & LISA J 1091 SW 129TH WAY DAVIE FL 33325-5578

ZB 12-2-05 . LYNN,KENNETH W & ROBIN M 1331 SW 127TH TER DAVIE FL 33325-5564 ZB 12-2-05 JIMRUSTI,PHILLIP R 12730 SW 12TH CT DAVIE FL 33325-5535

ZB 12-2-05 / JUSTICE,RONALD R & CONNIE S 17560 66 CT N LOXAHATCHEE FL 33470-3235

ZB 12-2-05 / KLINGER,DENNIS M TR & 12960 SW 14TH CT DAVIE FL 33325-5811

ZB 12-2-05 / KRIMINGER,R M & JENNIFER R 1131 SW 128 DR DAVIE FL 33325-5570

ZB 12-2-05 / LACEY,BARBARA L 12990 SW 13TH ST DAVIE FL 33325-5541

ZB 12-2-05 / LEE,JOHN L & SHERRYL R 12881 SW 11TH PL DAVIE FL 33325-5532

ZB 12-2-05 / LLOYD,PETER & 13091 SW 16 CT DAVIE FL 33325

ZB 12-2-05 ' LUCKETT, JAMES G & VICTORIA 1080 SW 129TH WAY DAVIE FL 33325-5577

ZB 12-2-05 LUIS,MARLON & CHERYL 13251 SW 16 CT DAVIE FL 33325-5740

ZB 12-2-05 MADDOX,PAUL T 1460 SW 130 AVE DAVIE FL 33325-5801 ZB 12-2-05 / JOHNSON,ROBERT J & 13310 SW 14 PL DAVIE FL 33325-5723

ZB 12-2-05 / KHAN,MOHAMED & SAHIDAN 12741 SW 13TH MNR DAVIE FL 33325-5544

ZB 12-2-05 / KOSS,GARY T 12710 SW 13 MNR DAVIE FL 33325-5543

ZB 12-2-05 LABRADOR, JOSE R 12740 SW 12 CT DAVIE FL 33325-5535

ZB 12-2-05 / LAUDON,LEWIS L & ROBYN 13300 SW 14TH PL DAVIE FL 33325-5723

ZB 12-2-05 / LETENDRE,DONALD K & ELIZABETH R 1310 SW 128TH DR DAVIE FL 33325-5573

ZB 12-2-05 LOWE,DONALD J 1500 SW 130 AVE DAVIE FL 33325-5803

ZB 12-2-05 LUCKETT, JAMES G & VICTORIA 1080 SW 129TH WAY DAVIE FL 33325-5577

ZB 12-2-05 LURZ,MARY AGNES 1320 SW 129 WAY DAVIE FL 33325-5583

ZB 12-2-05 / MADRID,GERMAN 1/2 INT 13420 SW 10 PL DAVIE FL 33325-1603 ZB 12-2-05 FLORIAN,MARIA A 13211 SW 14TH PL DAVIE FL 33325-5722

ZB 12-2-05 . FRAM,GLEN & SANDRA 1300 SW 128TH DR DAVIE FL 33325-5573

ZB 12-2-05 GALL,GEORGE W 12951 SW 13 ST DAVIE FL 33325

ZB 12-2-05 GILLAN,JOHN J & T J FAM LIV TR 13101 SW 14 PL FT LAUDERDALE FL 33325-5720

ZB 12-2-05 GROW,STEWART A JR 13320 SW 10 PL DAVIE FL 33325-1602

ZB 12-2-05 HANSEN,PAUL & 13200 SW 14 PL DAVIE FL 33325-5721

ZB 12-2-05 / HECHLER,SALLY E 13220 SW 14TH PL DAVIE FL 33325-5721

ZB 12-2-05. HOFFMANN,HARRY WAYNE & LORRAINE 1210 SW 129TH WAY DAVIE FL 33325-5581

ZB 12-2-05 HORWATICH,ROBERT J & DEBRA J 12901 SW 15TH ST FORT LAUDERDALE FL 33325-5816

ZB 12-2-05 / JEAN,NANETTE 12711 SW 13 MNR DAVIE FL 33325-5544 ZB 12-2-05 / FOSTER,JAMES & KATHLEEN 1300 SW 129 WAY DAVIE FL 33325

ZB 12-2-05 , FRAM,GLEN & SANDRA 1300 SW 128TH DR DAVIE FL 33325-5573

ZB 12-2-05 GEARHART,ALBERT M & 12731 SW 13TH MNR DAVIE FL 33325-5544

ZB 12-2-05 GREEN,CLARA J 1/2 INT 12920 SW 14 CT DAVIE FL 33325-5811

ZB 12-2-05 / GUEVARA,MANUEL & KERRY L 12880 SW 11TH PL DAVIE FL 33325-5531

ZB 12-2-05 HART,HAROLD RAYMOND & JACQUELINE 12940 SW 15TH ST DAVIE FL 33325-5815

ZB 12-2-05 HERNANDEZ,RUBEN 1331 SW 129 WAY DAVIE FL 33325-5584

ZB 12-2-05 / HOFFMANN,HARRY WAYNE & LORRAINE 1210 SW 129TH WAY DAVIE FŁ 33325-5581

ZB 12-2-05. HORWATICH,ROBERT J & DEBRA J 12901 SW 15TH ST FORT LAUDERDALE FL 33325-5816

ZB 12-2-05 / JEAN,NANETTE 12711 SW 13 MNR DAVIE FL 33325-5544 ZB 12-2-05 '
FOSTER, JAMES & KATHLEEN
1300 SW 129 WAY
DAVIE FL 33325

ZB 12-2-05 , FREEBECK,MARGARET E 1321 SW 127TH TER DAVIE FL 33325-5564

ZB 12-2-05 / GEARHART,ALBERT M & 12731 SW 13TH MNR DAVIE FL 33325-5544

ZB 12-2-05 / GRONBERG,ERIK 1/2 INT EA 13000 SW 14 PL DAVIE FL 33325-5717

ZB 12-2-05 / GULLA,MATTHEW & LARA 13201 SW 16 CT DAVIE FL 33325-5740

ZB 12-2-05 / HAUSMAN,NANCY P 13251 SW 14TH ST DAVIE FL 33325-5710

ZB 12-2-05 / HISE,MYRA J 12940 SW 14TH CT DAVIE FL 33325-5811

ZB 12-2-05 / HOLCOMBE,ERNIE 13020 SW 14 PL DAVIE FL 33325-5717

ZB 12-2-05 / HOWIE,WARREN & 13111 SW 14TH PL DAVIE FL 33325-5720

ZB 12-2-05 / L. . . JERGUSON,ANDREW P III & SUSAN D 12901 SW 14TH CT FORT LAUDERDALE FL 33325-5812 ZB 12-2-05 CAVO,EMILIE M 1070 SW 129 WAY DAVIE FL 33325-5577

ZB 12-2-05 COBB,MARTHA S 12950 SW 10 CT DAVIE FL 33325-5505

ZB 12-2-05, CONLEY,RUBLE & RUTH 1/2 INT 12941 SW 14TH CT DAVIE FL 33325-5812

ZB 12-2-05, CONRAD,ROBERTA A 1321 SW 129TH WAY DAVIE FL 33325-5584

ZB 12-2-05 . CRICHTON,DANE 13321 SW 14 PL DAVIE FL 33325-5724

ZB 12-2-05 DESMOND,CHRIS J 13320 SW 14 PL DAVIE FL 33325-5723

ZB 12-2-05 DRESSEL,CHARLES J & EMILY S 13311 SW 14TH PL DAVIE FL 33325-5724

ZB 12-2-05 / DUNN,KEITH FRANCIS & ERIN P 1301 SW 128TH DR DAVIE FL 33325-5574

ZB 12-2-05 / .. EAHEART,DANIEL F & LINDA E 13021 SW 14TH PL DAVIE FL 33325-5718

ZB 12-2-05 / EGAN,TRACEY L 12860 SW 11 PL DAVIE FL 33325-5531 ZB 12-2-05 / CHAVEZ,ANA M & 12921 SW 13 MNR DAVIE FL 33325-5548

ZB 12-2-05 / COHEN,STEVEN M & TERESA C 13410 SW 10TH PL DAVIE FL 33325-1603

ZB 12-2-05 / CONNAUGHTON, JOHN J & LUCRETIA R 12920 SW 13 MNR DAVIE FL 33325-5547

ZB 12-2-05 , CORREA,THERESA & 12730 SW 13 MNR DAVIE FL 33325-5543

ZB 12-2-05 / DELLA PENTA,DAVID A & LAURA 12900 SW 13TH MNR DAVIE FL 33325-5547

ZB 12-2-05 / DOBEK,DAVID A & ROXANNE 1201 SW 129TH WAY DAVIE FL 33325-5582

ZB 12-2-05 DUFFY,MICHAEL B & CINDY 12961 SW 14TH CT DAVIE FL 33325-5812

ZB 12-2-05 DUNN,KEITH FRANCIS & ERIN P 1301 SW 128TH DR DAVIE FL 33325-5574

ZB 12-2-05 EAST,KEVIN J & 12800 SW 13TH MNR DAVIE FL 33325-5545

ZB 12-2-05 . EGAN,TRACEY L 12860 SW 11 PL DAVIE FL 33325-5531 ZB 12-2-05 COA,EIBAR 1201 SW 130 AVE DAVIE FL 33325

ZB 12-2-05 . COLLAZO,MARIA & 13301 SW 14 PL DAVIE FL 33325-5724

ZB 12-2-05 / CONRAD,ROBERTA A 1321 SW 129TH WAY DAVIE FL 33325-5584

ZB 12-2-05. CRENSHAW, WINFRED W & JANET A 13010 SW 14TH PL DAVIE FL 33325-5717

ZB 12-2-05 / DEPOMPA,RON & SANDRA J 13411 SW 14TH PL DAVIE FL 33325-5726

ZB 12-2-05 / DOVI,JEAN M 1311 SW 127 TER DAVIE FL 33325-5564

ZB 12-2-05 / DUNN,DONNA J 12941 SW 15 ST DAVIE FL 33325-5816

ZB 12-2-05 / DUSKIN,MARK & 13401 SW 14TH PL DAVIE FL 33325-5726

ZB 12-2-05 / EBANKS,MARK L & SHERI A 13101 SW 16 CT DAVIE FL 33325

ZB 12-2-05 / ELLIOTT,STEVEN & COLLEEN F 12731 SW 12 CT DAVIE FL 33325-5536 ZB 12-2-05 ALI,KAREN 13440 SW 10 PL DAVIE FL 33325

ZB 12-2-05 ARATA,JAMES D & ELIZABETH 1200 SW 129 WAY DAVIE FL 33325-5581

ZB 12-2-05 / BACCALA,GIOGIO 13001 SW 16 CT DAVIE FL 33325

ZB 12-2-05 BERMEO,EDGAR & VIVIANA 1071 SW 129 WAY DAVIE FL 33325-5578

ZB 12-2-05 . BLACK,WILLIAM G & 12840 SW 13TH MNR FT LAUDERDALE FL 33325

ZB 12-2-05 BONITO,MICHAEL G & ADELINE 13100 SW 14TH PL DAVIE FL 33325-5719

ZB 12-2-05. BUDOSKI,PAUL 1/2 INT EA 12720 SW 12 CT DAVIE FL 33325-5535

ZB 12-2-05 : BUKO,JOHN III & ROSEMARY 1330 SW 128TH DR DAVIE FL 33325-5573

ZB 12-2-05; BURNS,ROY A & CRYSTAL KAY 12850 SW 11TH PL DAVIE FL 33325-5531

ZB 12-2-05 . CARBONELL,JOSE E & IRAIDA 1221 SW 127TH TER DAVIE FL 33325-5562 ZB 12-2-05. ANDREWS,JAMES C & PEGGY A 1211 SW 129TH WAY DAVIE FL 33325-5582

ZB 12-2-05 ARNOLD,WAYNE E 13001 SW 14 PL DAVIE FL 33325-5718

ZB 12-2-05 BEAVERS LIV TR 1297 SW ELETCHER LANE PORT ST LUCIE FL 34953

ZB 12-2-05 . BETTELLI,ROBERT J & JEAN 13421 SW 14TH PL DAVIE FL 33325-5726

ZB 12-2-05. BOHANNON,ROGER E & ANGELA 1061 SW 129 WAY DAVIE FL 33325-5578

ZB 12-2-05 BRIOSI,MICHAEL V & ARACELIA R 1121 SW 128TH DR DAVIE FL 33325-5570

ZB 12-2-05 / BUDOSKI,PAUL 1/2 INT EA 12720 SW 12 CT DAVIE FL 33325-5535

ZB 12-2-05. BURKE,THOMAS M & MARY T 1110 SW 128TH DR DAVIE FL 33325-5569

ZB 12-2-05 CACCIOPPO,PHYLLIS H 13201 SW 14TH PL DAVIE FL 33325-5722

ZB 12-2-05 CARBONELL,KARYN HILL 1121 SW 129 WAY DAVIE FL 33325-5580 ZB 12-2-05 ARATA,JAMES D & ELIZABETH 1200 SW 129 WAY DAVIE FL 33325-5581

ZB 12-2-05 AVON,RICHARD P JR 12960 SW 10 CT DAVIE FL 33325

ZB 12-2-05 BERGIN,ROBERT E & DEBORAH A 13191 SW 16 CT DAVIE FL 33325

ZB 12-2-05 BINGER,WILLIAM J JR & DEBBIE A 12921 SW 15 ST DAVIE FL 33326

ZB 12-2-05 BOHANNON,ROGER E & ANGELA 1061 SW 129 WAY DAVIE FL 33325-5578

ZB 12-2-05 / BRIOSI,MICHAEL V & ARACELIA R 1121 SW 128TH DR DAVIE FL 33325-5570

ZB 12-2-05 / BUKO,JOHN III & ROSEMARY 1330 SW 128TH DR DAVIE FL 33325-5573

ZB 12-2-05 / . . . BURNS,ROY A & CRYSTAL KAY 12850 SW 11TH PL DAVIE FL 33325-5531

ZB 12-2-05 / CAIRA,CRAIG M & JULIA O 13110 SW 14TH PL FORT LAUDERDALE FL 33325-5719

ZB 12-2-05 / CAVO,EMILIE M 1070 SW 129 WAY DAVIE FL 33325-5577

ZB 12-2-03 / ROWARS,CHARLES M TR ZB 12-2-05 B 12-2-05 / ROWARS, CHARLES M TR OWARS, CHARLES M TR PO BOX 2195 PO BOX 2195 CHICAGO IL 60690-2195 O BOX 2195 CHICAGO IL 60690-2195 HICAGO IL 60690-2195 ZB 12-2-05 / ZB 12-2-05 B 12-2-05 ROWARS, CHARLES M TR ROWARS, CHARLES M TR OWARS, CHARLES M TR PO BOX 2195 PO BOX 2195 CHICAGO IL 60690-2195 O BOX 2195 CHICAGO IL 60690-2195 HICAGO IL 60690-2195 ZB 12-2-05 ZB 12-2-05 / ROWARS,CHARLES M TR 'B 12-2-05 / ROWARS,CHARLES M TR ROWARS, CHARLES M TR PO BOX 2195 PO BOX 2195 20 BOX 2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 ZB 12-2-05, ZB 12-2-05 / ZB 12-2-05 / ROWARS, CHARLES M TR ROWARS, CHARLES M TR ROWARS, CHARLES M TR PO BOX 2195 PO BOX 2195 PO BOX 2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 ZB 12-2-05 ZB 12-2-05 ZB 12-2-05 ROWARS, CHARLES M TR ROWARS, CHARLES M TR ROWARS, CHARLES M TR PO BOX 2195 PO BOX 2195 CHICAGO IL 60690-2195 PO BOX 2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 ZB 12-2-05/ ZB 12-2-05 ZB 12-2-05 / ROWARS, CHARLES M TR ROWARS, CHARLES M TR ROWARS.CHARLES M TR PO BOX 2195 PO BOX 2195 PO BOX 2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 ZB 12-2-05 / ZB 12-2-05 / ZB 12-2-05. ROWARS,CHARLES M TR ROWARS, CHARLES M TR ROWARS, CHARLES M TR PO BOX 2195 PO BOX 2195 PO BOX 2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 ZB 12-2-05 ZB 12-2-05 ZB 12-2-05 ROWARS, CHARLES M TR ROWARS, CHARLES M TR ROWARS, CHARLES M TR PO BOX 2195 PO BOX 2195 PO BOX 2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 CHICAGO IL 60690-2195 ZB 12-2-05 ZB 12-2-05 ZB 12-2-05

ROWARS, CHARLES M TR

CHICAGO IL 60690-2195

13221 SW 14TH PL

DAVIE FL 33325-5722

RYBARCZYK, MICHEL & MIREILLE

PO BOX 2195

ZB 12-2-05

ROWARS.CHARLES M TR

CHICAGO IL 60690-2195

ROWARS, CHARLES M TR

CHICAGO IL 60690-2195

PO BOX 2195

ZB 12-2-05.

PO BOX 2195

ROWARS, CHARLES M TR

CHICAGO IL 60690-2195

SAN GIOVANNI, JOSEPH G &

PO BOX 2195

ZB 12-2-05 /

ROSALIE

13120 SW 14TH PL

DAVIE FL 33325-5719

ZB 12-2-05. ROWARS,CHARLES M TR PO BOX 2195 CHICAGO IL 60690-2195 ZB 12-2-05 RYBARCZYK,MICHEL & MIREILLE 13221 SW 14TH PL DAVIE FL 33325-5722 ZB 12-2-05 TATE,REGAN 12961 SW 15 ST DAVIE FL 33325-5816

ZB 12-2-05 TAYLOR, JAMES R & 13121 SW 14 PL DAVIE FL 33325-5720 ZB 12-2-05 TELLEZ,JUAN R & ROSE ANN M 1030 SW 133RD TER DAVIE FL 33325-1615

ZB 12-2-05 / THE SCHOOL BOARD OF BROWARD CO 600 SE 3RD AVE FT LAUDERDALE FL 33301-3125 ZB 12-2-05 THE SCHOOL BOARD OF BROWARD CO 600 SE 3RD AVE FT LAUDERDALE FL 33301-3125 ZB 12-2-05 / THE SCHOOL BOARD OF BROWARD CO 600 SE 3 AVE FT LAUDERDALE FL 33301-3125

ZB 12-2-05 / TOPAL,MITCHELL M & NORMA S 12720 SW 13TH MNR DAVIE FL 33325-5543 ZB 12-2-05 / TOWN OF DAVIE 6591 ORANGE DR DAVIE FL 33314 ZB 12-2-05 UBILLA,DINA C 12901 SW 13 ST DAVIE FL 33325-5542

ZB 12-2-05, VARGAS,JOHN R & VALENTINA 13051 SW 16 CT DAVIE FL 33325-5738 ZB 12-2-05 / VOSCHIN,MATTHEW J & JOYCE I 13311 SW 16TH CT DAVIE FL 33325-5712

ZB 12-2-05 / WALLIN,DAVID W & ELIZABETH G 931 SW 129TH WAY DAVIE FL 33325-5576

ZB 12-2-05 / WHITE,BARBARA A FAM TR 1/2 INT 1211 SW 128 DR DAVIE FL 33325-5572

ZB 12-2-05 / WHITE,BARBARA A FAM TR 1/2 INT 1211 SW 128 DR DAVIE FL 33325-5572 ZB 12-2-05 WHITE,BILLY E 4225 HADAMAS RD SPOTSYLVANIA VA 22553

ZB 12-2-05 WHITSETT,SCOTT & 1071 SW 128TH DR DAVIE FL 33325-5568

ZB 12-2-05 / WILLIAMS,ELLEN 1/2 INT EA 1120 SW 129 WAY DAVIE FL 33325-5579 ZB 12-2-05 / WILLIAMS,ELLEN 1/2 INT EA 1120 SW 129 WAY DAVIE FL 33325-5579

ZB 12-2-05 / WILTON,T W & VIRGINIA D 12851 SW 14TH PL DAVIE FL 33325-5808 ZB 12-2-05 YOUNG, JONATHAN S & IVONNE C 13330 SW 10 PL DAVIE FL 33325-1602 ZB 12-2-05 / ZAGACKI, JOSEPH S & CHERYL A 13410 SW 14TH PL DAVIE FL 33325-5725

Brierwood Estates, LLC.

February 28, 2006

RE: Brierwood Estates residential community at 1251 S.W. 130th Avenue, Davie, Florida

Dear Property Owner:

Please be advised that on March 3rd, 2006 at 6:30-8:30 P.M., we will be at Flamingo Elementary School, located at 1130 S.W. 133rd Avenue, Davie, FL 33325, to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed residential development which will consist of 2,315-3,525 s.f. of single family homes, and be ready to answer any questions you may have, and will listen to any suggestions. A follow-up meeting will then be held at the same time and location on March 10th, 2006.

Sincerely,

BRIERWOOD ESTATES, LLC.

Cc: Town of Davie Planning Division

11441 Interchange Circle South Miramar, FL 33025 (954) 889-0421 Office (954) 889-0422 Fax

Brierwood Estates, LLC.

December 7, 2007

RE: Brierwood Estates residential community at 1251 S.W. 130th Avenue, Davie, FL

Dear Sir or Madam,

Please be advised that on December 17th, 2007, at 7:00-8:30 P.M.., we will be at Flamingo Elementary School, located at 1130 S.W. 133rd Avenue, Davie, FL 33325, to discuss proposed improvements to the parcel of land listed above. We will have plans of the proposed residential development which will consist of single family residences that are 2,315-3,525 s.f. in size. We will also be able to answer any questions you may have, and are interested in hearing any suggestions that you may have.

This meeting is not a mandatory meeting of the Town of Davie, but we feel that it is important to share our plans and to open lines of communication with those living in the area adjacent to our proposed project.

We look forward to meeting with you!

Sincerely,

BRIERWOOD ESTATES, LLC.

11441 Interchange Circle South Miramar, FL 53025 (954) 889-0421 Office (954) 889-0422 Fax

Exhibit 5 (Public Participation Sign-in Sheets)

	BRIERWOOD ESTATES NAME ADDRESS
(3)	Dianne Payne 13000 SW 14 PLACE DAVID
	Erik Gronbers 13000 SW MY PLACE DAVICE
	BATDEN SINSH 13175 SIN IF ST. DAVIE
	Lagra SHEADA DERSAD 13701 SAN IN ST DAVIE
	THERESA GILLAN POIOI SWIT PL DAVIE
	DOW PRICHARD 1651 SIL 116 AV DAVIE
2)*	CHUS GALGARIN 13501 50 MM PL DAVIE
	BOB Muccio 13501 SW14 PO DAVIE
	Robert GAINES 13510 SW 14th Place, Javie 35325
	Elizabeth Olafson 13301 Sw 16 Ct Davie 33325
	George Goll 12951 500 /3 5, DAVIE 33325
	Dennis Maryand 1100 SW 12947 my DARE 33325
	Wichel. Kireille Rybarczyk 13221 S. W. 14Pl DAVIE 3332:

SECOND MEETING SIGN IN SHEET PUBLIC PARTICIPATION MEETING II.

(Date)

NAME	ADDRESS	PHONE
HARRY HAUSMAN	/3251 SW 14 ST DAVIE, FC 33125	
ROBERT S. Muccia	13501 SW149 DAVIE, Fc. 333	2. 954-472-3689
JOINT PALESTRANT	3151 Su	* OF
BAZDEOSINEH.	Davie FL 33	5T DERE FLAND
	12961 SW 14	th Ct. 370-
Charlene Drazyx	1332/5.W. 16 @ Dawy 3/33335	33323
GINGERYOUNG -1	3300 SW.16 CT Davie 71.33	325

Signature	Print Name	Address
Museu		13501 SW 14 RACE DAVE
Mo-	HARRY HAUSMAN	13251 SW 14 STEET PAVIL
1) Mayon	Dennis Morcan	1110 S.W. 129 th way David
Mene	GEORGE GALL	12951 5W/3 ST DAVIE
Charles Muller	Chartes Much	12810 5W 13 TH MANON
Singl-	Vin Andrews	12115N 129 Way
29hr	CHES GALBERIA	1350/54) 14TD PLACE DAVIE
Navince and a second		

Exhibit 6 (Public Participation Report)



HSO GROUP, INC.

Consulting Engineers • Planners • Transportation

14000 Military Trail, Suite 103 Delray Beach, Florida 33484 www.hsqgroupinc.com (561) 637-0955 Phone * (561) 637-4731 Fax

BRIERWOOD ESTATES

PUBLIC PARTICIPATION MEETING #1 - NOTES

Meeting was held at Flamingo Elementary School (1130 Southwest 133rd Avenue, Davie, Florida 33325) on March 3, 2006.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 6:30 PM. There were a total of 11 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by Antonio Quevedo (HSQ Group, Inc.)

An overall colored site plan, floor plans and elevations of the models were displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the residents present:

- Residents requested to see building elevations for both the rear and side of all the models.
- Residents were concerned about the total number of units for the project.
- Residents were concerned about the drainage impacts of this project on the adjacent roadways and canal system.
- Residents were concerned about the traffic impacts of this project on the adjacent roadways.

The meeting began to close after those present felt that they had asked all of their questions. The meeting was adjourned at approximately 8:30 PM.



HSQ GROUP, INC.

Consulting Engineers • Planners • Transportation

14000 Military Trail, Suite 103 Delray Beach, Florida 33484 www.hsqgroupinc.com (561) 637-0955 Phone • (561) 637-4731 Fax

BRIERWOOD ESTATES

PUBLIC PARTICIPATION MEETING #2 - NOTES

Meeting was held at Flamingo Elementary School (1130 Southwest 133rd Avenue, Davie, Florida 33325) on March 10, 2006.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 6:30 PM. There were a total of 7 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by David Blanco (Brierwood Estates) and Antonio Quevedo (HSQ Group, Inc.).

An overall colored site plan, floor plans and elevations of the models were displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the residents present:

- Some residents stated that this project was not compatible with the surrounding neighborhoods.
- Residents were concerned about the total number of units for the project.
- Residents asked about the project access through the Lorson Homes site.
- Residents were concerned about the drainage impacts of this project on the adjacent roadways and canal system.
- Residents were concerned about the traffic impacts of this project on the adjacent roadways.

The meeting began to close after those present felt that they had asked all of their questions. The meeting was adjourned at approximately 8:30 PM.

Brierwood Public Participation Meeting #3—Notes

Meeting was held at Flamingo Elelmentary School on Monday, 12/17/07.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 7:05 PM. There was a total of 7 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by Troy Samuels. The old site plan and the revised site plan were presented side-by-side and presentation was made explaining the differences in the revised site plan. Floor plans and elevations of the models were also displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the 7 residents present:

- Will there be a turn-lane installed to accommodate Western High School traffic?
 (One resident thought that this was a stipulation of the Lorson Homes site plan approval)
 - Will there be a back-up generator on the lift station?
- How much water will flow into the canal along 130th Avenue when it rains?
- Request for tree planting along south side of SW 14th Street
- Increase of traffic from schools is currently unbearable during the periods of time when school starts and ends.

The meeting began to close after those present felt that they had asked all of their questions. The last residents left at 8:15 PM and the meeting was then adjourned.

Exhibit 7 (Future Land Use Map)

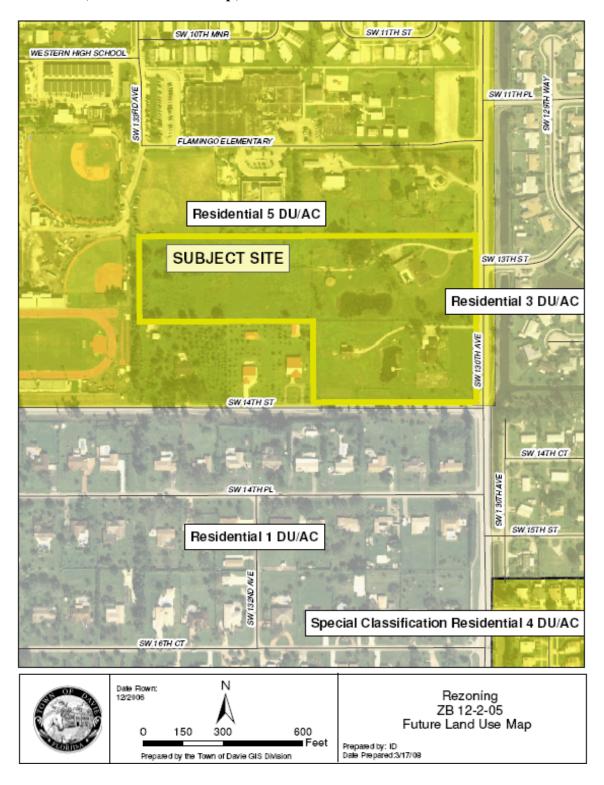


Exhibit 8 (Aerial, Zoning, and Subject Site Map)

